

JAMIE WHITEHOUSE, AICP  
DIRECTOR OF PLANNING & ZONING  
(302) 855-7878 T  
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jamie.whitehouse@sussexcountyde.gov



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE

## PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN  
KIM HOEY STEVENSON, VICE-CHAIRMAN  
R. KELLER HOPKINS  
J. BRUCE MEARS  
HOLLY J. WINGATE



## Sussex County

DELAWARE  
sussexcountyde.gov  
302-855-7878 T  
302-854-5079 F  
JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR OF PLANNING & ZONING

### PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: May 12<sup>th</sup>, 2022

Application: CU 2363 Laurel Wesleyan Church c/o Reverend M. Scott Conn

Applicant: Laurel Wesleyan Church c/o Reverend M. Scott Conn  
30186 Seaford Road  
Laurel, Delaware 19956

Owner: Laurel Wesleyan Church  
30186 Seaford Road  
Laurel, Delaware 19956

Site Location: Lying on the west side of Seaford Road (Rt. 13A), approximately 0.75 mile north of Woodland Ferry Road (S.C.R.)

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Electronic Message Center

Comprehensive Land  
Use Plan Reference: Developing Area

Councilmanic  
District: Mr. Vincent

School District: Laurel School District

Fire District: Laurel Fire Department

Sewer: On-site septic

Water: On-site well

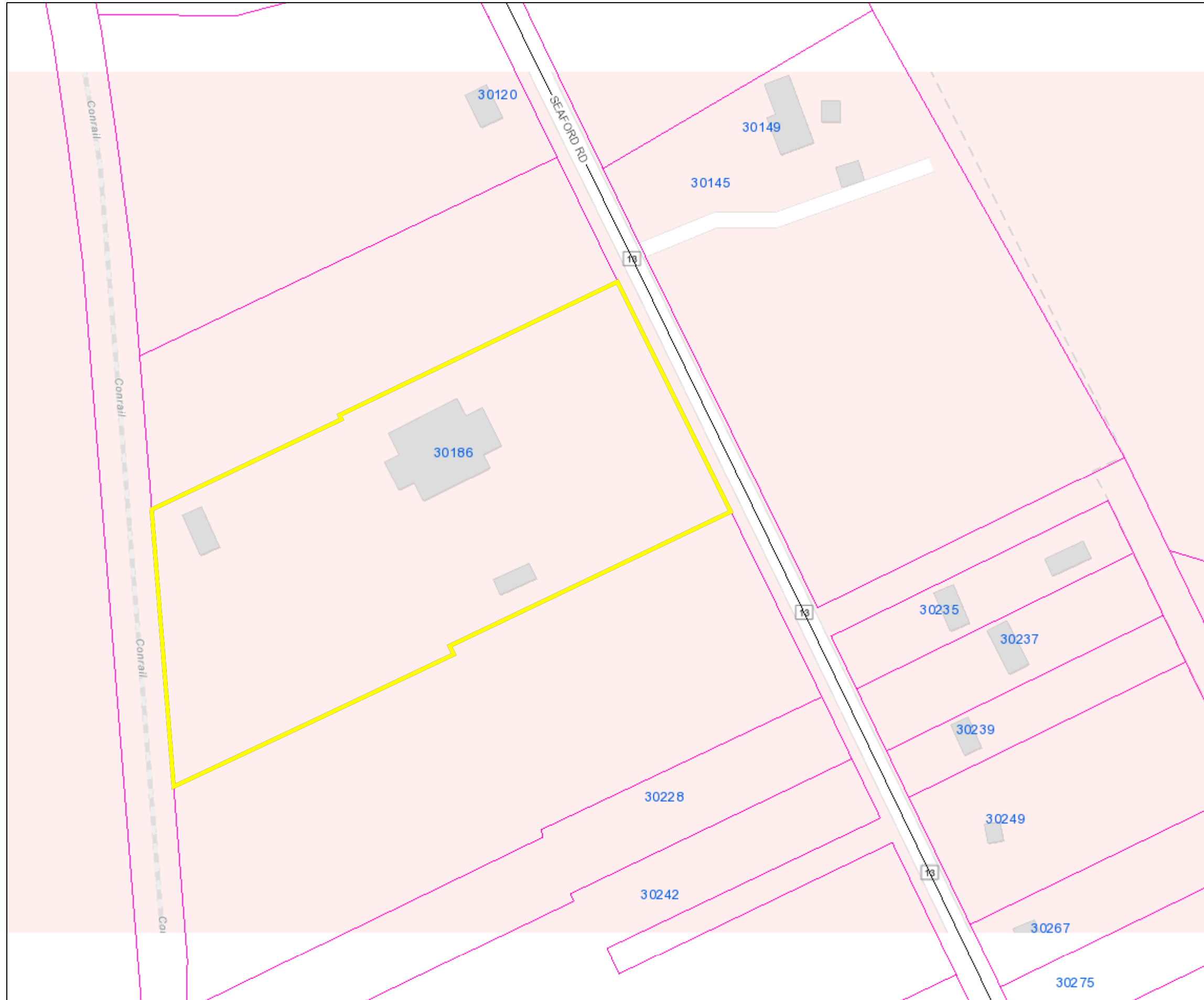
Site Area: 7.03 acres +/-

Tax Map IDs.: 232-12.10-3.00





# Sussex County



<b>PIN:</b>	232-12.10-3.00	
<b>Owner Name</b>	CHURCH WESLEYAN	LAUREL
<b>Book</b>	2441	
<b>Mailing Address</b>	PO BOX 68	
<b>City</b>	LAUREL	
<b>State</b>	DE	
<b>Description</b>	JOHN W MOORE SUB	
<b>Description 2</b>	49 LOTS	
<b>Description 3</b>		
<b>Land Code</b>		

**polygonLayer**

Override 1

**polygonLayer**

Override 1

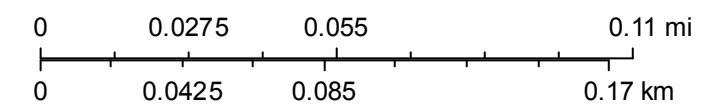
--- Tax Parcels

911 Address

— Streets

--- County Boundaries

1:2,257







Sussex County



PIN:	232-12.10-3.00	
Owner Name	CHURCH WESLEYAN	LAUREL
Book	2441	
Mailing Address	PO BOX 68	
City	LAUREL	
State	DE	
Description	JOHN W MOORE SUB	
Description 2	49 LOTS	
Description 3		
Land Code		

polygonLayer

Override 1

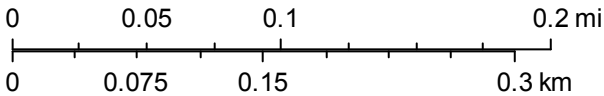
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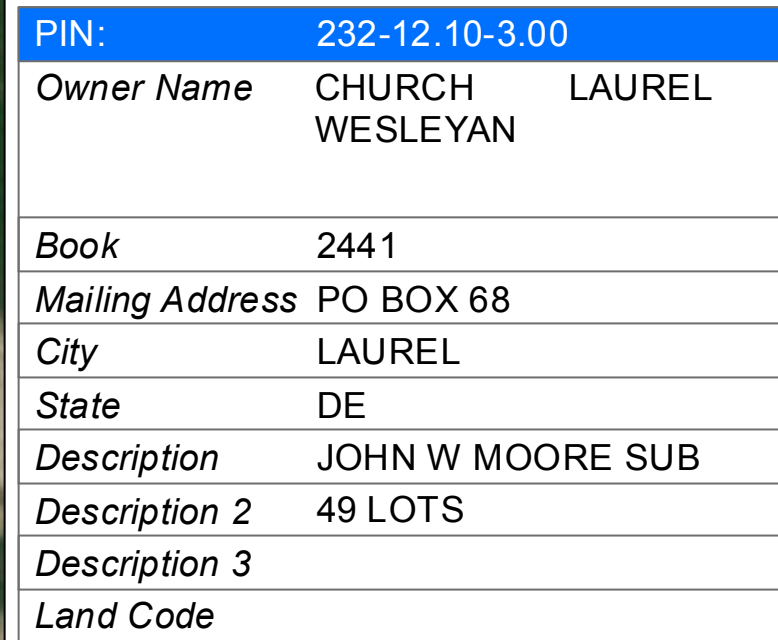
--- Tax Parcels

— Streets

1:4,514





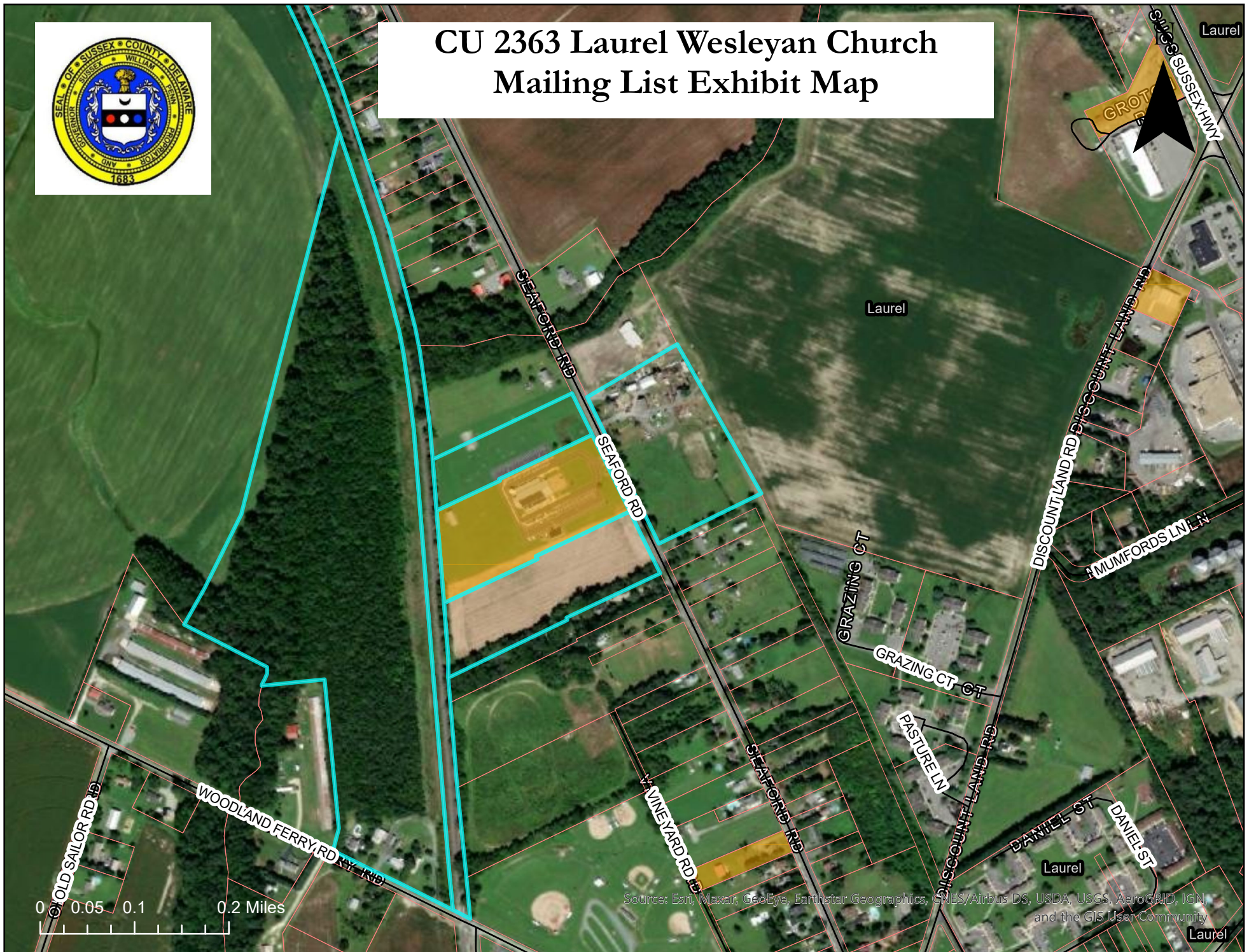


— Streets





# CU 2363 Laurel Wesleyan Church Mailing List Exhibit Map





NAME	FULL NAME	SECOND OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
232-12.10-1.00	CROCKETT OLEON & WM CROCKETT HRS	EMERY CROCKETT	605 N CANNON ST	BRIDGEVILLE	DE	19933
232-12.10-8.00	BUTLER LEONARD L SR	WANDA L BUTLER	30235 SEAFORD RD	LAUREL	DE	19956
232-12.00-2.05	BAILEY STEVEN W		9071 WOODLAND FERRY RD	LAUREL	DE	19956
232-12.10-2.00	CHURCH LAUREL WESLEYAN		PO BOX 68	LAUREL	DE	19956
232-12.00-3.00	PENNSYLVANIA LINES LLC	PROPERTY TAX DEPT	110 FRANKLIN RD SE	ROANOKE	VA	24042
232-12.00-39.06	BEYER BARRY	ERIC BEYER BRUCE BEYER	30145 SEAFORD RD	LAUREL	DE	19956

JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountype.gov



**Sussex County**

DELAWARE  
sussexcountype.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Chase Phillips, Planner II  
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant  
Date: May 3<sup>rd</sup>, 2022  
RE: Staff Analysis for C/U 2363 Laurel Wesleyan Church

---

The purpose of this memo is to background and analysis for the Planning Commission to consider as a part of application C/U 2363 Laurel Wesleyan Church to be reviewed during the May 12<sup>th</sup>, 2022, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 232-12.10-3.00 to allow for an on-premises electronic message center (sign). The property is located on the west side of Seaford Road (S.C.R. 13A), approximately 0.53 mile north of Discount Land Road (S.C.R. 468). The property is 7.03 acres, more or less.

### Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a designation of "Developing Area." The adjacent parcels to the south and east subject properties retain the Future Land Use Map designation of "Low Density Area." The properties to the north, south, and east are also with the Developing Area. The properties to the west are within the Low Density Area.

As outlined within the 2018 Sussex County Comprehensive Plan, The Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental trends. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers. – A range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. In selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the Developing Areas with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home (Sussex County Comprehensive Plan, 4-14).





### Zoning Information

The subject property is within the Agricultural Residential (AR-1) Zoning District. The principal use of a church/place of religious worship and congregation is a permitted use in this AR-1 Zoning District. The properties to the north, south, east, and west are also within the AR-1 Zoning District.

### Existing Conditional Uses within the Vicinity of the Subject Site

There have been almost no major Conditional Use applications within a one-mile radius in the past 25 years. The one exception to this is a Conditional Use approval for an archery repair and sales business that exists approximately 0.3 mile south of the subject site. This CU was approved by the Sussex County Council on September 11<sup>th</sup>, 2007, through Ordinance No. 232-12.14-16.00.

Based on the analysis provided, the Conditional Use to allow for an electronic message center (sign) could be consistent with the surrounding land uses, zoning, and general environment given considerations of scale and impact.

File #: 2363  
202204792

RECEIVED

APR 04 2022

SUSSEX COUNTY  
PLANNING & ZONING

## Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947  
302-855-7878 ph. 302-854-5079 fax

**Type of Application: (please check applicable)**

Conditional Use ☒

Zoning Map Amendment ☐

**Site Address of Conditional Use/Zoning Map Amendment**

30186 Seaford Road, Laurel DE 19956

**Type of Conditional Use Requested:**

Requesting to replace existing on-premise message sign with an electronic message sign.

**Tax Map #:** 232-12.10-3.00

**Size of Parcel(s):** 7.03

**Current Zoning:** AR-1

**Proposed Zoning:** AR-1

**Size of Building:** 15,424 square feet

**Land Use Classification:** Developing Area

**Water Provider:** Private Well

**Sewer Provider:** Private Sewer

**Applicant Information**

**Applicant Name:** Laurel Wesleyan Church - Reverend M. Scott Conn

**Applicant Address:** 30186 Seaford Road

**City:** Laurel

**State:** DE

**Zip Code:** 19956

**Phone #:** (302) 875-5380

**E-mail:** pastorscott@laurelwesleyan.org

**Owner Information**

**Owner Name:** Laurel Wesleyan Church

**Owner Address:** 30186 Seaford Road

**City:** Laurel

**State:** DE

**Zip Code:** 19956

**Phone #:** (302) 875-5380

**E-mail:** pastorscott@laurelwesleyan.org

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** Kent Sign Co. - Kim Diehl

**Agent/Attorney/Engineer Address:** 2 E. Brady's Ln

**City:** Dover

**State:** DE

**Zip Code:** 19901

**Phone #:** (302) 697-2181

**E-mail:** kim@kentsigns.net





## Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

☒ **Completed Application**

☒ **Provide eight (8) copies of the Site Plan or Survey of the property**

- ☐ Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- ☐ Provide a PDF of Plans (may be e-mailed to a staff member)
- ☐ Deed or Legal description

☒ **Provide Fee \$500.00**

☐ **Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

☒ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**

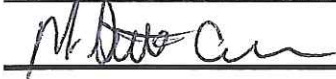
☒ **DelDOT Service Level Evaluation Request Response**

☐ **PLUS Response Letter** (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

**Signature of Applicant/Agent/Attorney**



Date: 4-4-22

**Signature of Owner**



Date: 4-4-22

**For office use only:**

Date Submitted: 4/4/22

Staff accepting application: AC

Location of property: \_\_\_\_\_

Fee: \$500.00 Check #: 24316

Application & Case #: 2022 04792

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Decision of CC: \_\_\_\_\_

Introduced: 04/26/2022

Council District 1: Mr. Vincent  
Tax I.D. No.: 232-12.10-3.00  
911 Address: 30186 Seaford Road, Laurel

ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR AN ON-PREMISES ELECTRONIC MESSAGE CENTER TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 7.03 ACRES, MORE OR LESS

WHEREAS, on the 4<sup>th</sup> day of April 2022, a conditional use application, denominated Conditional Use No. 2363 was filed on behalf of Laurel Wesleyan Church c/o Reverend M. Scott Conn; and

WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2022, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2363 be \_\_\_\_\_; and

WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2022, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsection 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2363 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece or parcel of land, lying and being situate in Broad Creek Hundred, Sussex County, Delaware, and lying on west side of Seaford Road (Rt. 13A), approximately 0.53 mile northwest of Discount Land Road (S.C.R. 468), and being more particularly described in the attached deed prepared by Moore & Rutt, P.A., said parcel containing 7.03 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.



39253

#02441 2152

TAX MAP #2-32-12.10-3.00

**THIS DEED**, made this 19<sup>th</sup> day of November, in the year of our LORD one thousand nine hundred and ninety-nine,

BETWEEN **COLLEEN ELIZABETH TAYLOR**, now known as **COLLEEN ELIZABETH TAYLOR HARVEY**, of 120 Short Avenue, Laurel, Delaware 19956, party of the first part,

- AND -

**LAUREL WESLEYAN CHURCH** of P.O. Box 68, Laurel, Delaware 19956, party of the second part,

**WITNESSETH**, that the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money and other valuable considerations of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

**ALL** that certain lot, piece or parcel of land, situate, lying and being in Broad Creek Hundred, Sussex County and State of Delaware, designated as Lots 22-36 and Lots 53-67 of Section D; Lots 1-3 of Section G; Lots 46, 47 and 48 of Section F; and Lots 9 -20 of Section E, of **JOHN W. MOORE SUBDIVISION**, more particularly described as follows, to wit:

BEGINNING at an iron pipe found on the westerly side of Route 13-A, a corner for this land and lands now or formerly of Wallace T. Garrett; thence, by and with Route 13-A, South 26 degrees 00 minutes 00 seconds East 375.00 feet to an iron pipe, a corner for this land and lands now or formerly of John W. Moore; thence, turning and running by and with lands now or formerly of John W. Moore, South 64 degrees 00 minutes 00 seconds West 461.12 feet to an iron pipe; thence, turning and running with said Moore lands, South 28 degrees 00 minutes 00 seconds East 10.65 feet to an iron pipe, a corner for this land; thence, continuing with lands of the said Moore, South 64 degrees 00 minutes 00 seconds West 431.68 feet to

Consideration: \$ 5388.00 Except Code: A

County	State	Total
467.50	467.50	975.00
Date: 11/22/1999		

Prepared by:  
Moore & Rutt, P.A.  
Attorneys at Law  
P.O. Box 554  
Georgetown, Delaware 19947

#02441 2153

an iron pipe on the East side of lands now or formerly of Penn Central Railroad; thence, turning and running by and with lands now or formerly of Penn Central Railroad, North 04 degrees 28 minutes 14 seconds West 403.13 feet (passing over an iron pipe on this line at 12.40 feet) to an iron pipe, a corner for this land; thence, turning and running by and with lands now or formerly of Wallace T. Garrett, North 64 degrees 00 minutes 00 seconds East 283.74 feet to an iron pipe; thence, turning and running by and with lands now or formerly of Wallace T. Garrett, North 28 degrees 01 minutes 31 seconds West 10.85 feet to an iron pipe, a corner for this land; thence, turning and running by and with said Garrett lands, North 64 degrees 00 minutes 00 seconds East 461.12 feet to the place of beginning, containing therein 7.05 acres of land, more or less as surveyed by Peninsula Surveying & Site Design, Inc. dated November 18, 1999.

BEING the same lands conveyed unto Colleen Elizabeth Taylor by deed of Clifton W. Brasure and Claudia M. Brasure said deed being of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 839, page 215 dated May 5, 1977.

This deed is being executed by Barbara Q. Smith, Attorney in fact for Colleen Taylor Harvey pursuant to a Limited Power of Attorney, said Limited Power of Attorney being filed herein.

In trust for the use and benefit of the ministry and members of The Wesleyan Church incorporated under the laws of the State of Indiana as the Wesleyan Church Corporation subject to the Discipline, Regulations and Appointments of said Church as from time to time legislated and declared.

Prepared by:  
Moore & Rutt, P.A.  
Attorneys at Law  
P.O. Box 554  
Georgetown, Delaware 19947

80244-1 2154

A240-10  
R240-04

# LIMITED POWER OF ATTORNEY (With Durable Provision)

NOTICE: THIS IS AN IMPORTANT DOCUMENT. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. YOU MAY SPECIFY THAT THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

TO ALL PERSONS, be it known, that I, COLLEEN TAYLOR ~~BARBARA Q. SMITH~~ HARVEY, or LAUREL, DE as Grantor, do hereby make and grant a limited and specific power of attorney to Barbara Q. Smith, as attorney-in-fact, of Coldwell Banker and Branderack Realty and appoint said individual as my attorney-in-fact.

My named attorney-in-fact shall have full power and authority to undertake, commit and perform only the following acts on my behalf to the same extent as if I had done so personally; all with full power of substitution and revocation in the presence: (Describe specific authority)

Execute and transfer documents for property located at 13A, LAUREL, DE. TAY MAP # 232 - 12.10 - 3

The authority granted shall include such incidental acts as are reasonably required or necessary to carry out and perform the specific authorities and duties stated or contemplated herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interests as my attorney-in-fact deems advisable, and I thereupon ratify all acts so carried out.

I agree to reimburse my attorney-in-fact all reasonable costs and expenses incurred in the fulfillment of the duties and responsibilities enumerated herein.

## Special durable provisions:

This power of attorney shall not be affected by subsequent incapacity of the Grantor. This power of attorney may be revoked by the Grantor giving written notice of revocation to the attorney-in-fact, provided that any party relying in good faith upon this power of attorney shall be protected unless and until said party has either a) actual or constructive notice of revocation, or b) upon recording of said revocation in the public records where the Grantor resides.

Other terms:



0 53926 20029 0

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202441 2155

Signed under seal this  
Signed in the presence of:

day of

19 99

Gloria Devito  
Witness  
Barbara A. Smith  
Witness

Colleen E. Harvey  
Grantor  
Barbara A. Smith  
Attorney in Fact

Witness  
Witness

State of Florida  
County of Polk  
On 11/15/99

before me, Colleen E. Harvey

appeared  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Gloria Devito



Affiant Known X Produced ID  
Type of ID FL DRIVER'S LICENSE  
(seal)

State of  
County of  
On

before me,

appeared  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature \_\_\_\_\_

Affiant Known Produced ID  
Type of ID \_\_\_\_\_  
(Seal)

Received  
NOV 24 1999

ASSESSMENT DIVISION  
OF SUSSEX CTY

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02441 2157

IN WITNESS WHEREOF, the said party of the first part has hereunto set  
her hand and seal, the day and year aforesaid.

SIGNED, SEALED, DELIVERED,  
and witnessed in the  
presence of

*Colleen Elizabeth Taylor By*  
*Barbara G. Smith* (SEAL)

COLLEEN ELIZABETH TAYLOR

*Colleen Elizabeth Taylor By*  
*Barbara G. Smith* (SEAL)

COLLEEN ELIZABETH TAYLOR HARVEY

STATE OF DELAWARE :  
COUNTY OF SUSSEX :

89.

BE IT REMEMBERED, that on this 19<sup>th</sup> day of November, 1999,  
personally appeared before me, the Subscriber, a Notary Public for the State and County  
aforesaid, COLLEEN ELIZABETH TAYLOR, now known as COLLEEN ELIZABETH  
TAYLOR HARVEY, party to this Indenture, known to me personally to be such, and she  
acknowledged this Indenture to be her act and deed.

GIVEN under my hand and seal of office, the day and year aforesaid.

Notary Public

J. EVERETT MOORE, JR., ESQ.  
ATTORNEY-NOTARY PUBLIC  
Until Notarial Act 10 Del. G. 4323(a)(3)  
Non Expiring Commission

Printed Name of Notary  
My Commission Expires:

RECORDER OF DEEDS  
RICHARD H. BELL, II

99 NOV 23 PM 3:38

SUSSEX COUNTY  
DOC. SURCHARGE PAID

Prepared by:  
Moore & Rutt, P.A.  
Attorneys at Law  
P.O. Box 554  
Georgetown, Delaware 19947

*Laine Whiting Church*  
*P.O. Box 68*  
*Land, DE. 19956*  
*12-17-99*





STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

NICOLE MAJESKI  
SECRETARY

March 7, 2022

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Laurel Wesleyan Church - Reverend M. Scott Conn** proposed land use application, which we received on February 9, 2022. This application is for an approximately 7.03-acre parcel (Tax Parcel: 232-12.10-3.00). The subject land is located on the west side of Seaford Road (Sussex Road 13) 2,600 feet north of the intersection with Discount Land Road (Sussex Road 468). The subject land is currently zoned AR-1 (Agriculture Residential), and the applicant seeks a conditional use approval to replace an existing message sign with an electronic message sign.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the section of Seaford Road, which is from E. 10<sup>th</sup> Street to Georgetown Road (Sussex Road 28), is 4,280 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Mr. Jamie Whitehouse  
Page 2 of 2  
March 7, 2022

If the County approves this application, the applicant should be reminded that DeIDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Ms. Annamaria Fumato, at [Annamaria.Fumato@delaware.gov](mailto:Annamaria.Fumato@delaware.gov), if you have questions concerning this correspondence.

Sincerely,



Claudy Joinville  
Project Engineer  
Development Coordination

CJ:afm

cc: Reverend M. Scott Conn, Applicant  
Jennifer Norwood, Sussex County Planning & Zoning  
David Edgell, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
T. William Brockenbrough, County Coordinator, Development Coordination  
Scott Rust, South District Public Works Manager, Maintenance & Operations  
Steve McCabe, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Annamaria Fumato, Project Engineer, Development Coordination

**SUSSEX COUNTY ENGINEERING DEPARTMENT  
UTILITY PLANNING & DESIGN REVIEW DIVISION  
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **4/25/2022**

APPLICATION: **CU 2363 Laurel Wesleyan Church c/o Reverend M. Scott Conn**

APPLICANT: **Laurel Wesleyan Church c/o Reverend M. Scott Conn**

FILE NO: **WSPA-5.02**

TAX MAP &  
PARCEL(S): **232-12.10-3.00**

LOCATION: **Lying on the west side of Seaford Road (Rt 13A),  
approximately 0.75 miles north of Woodland Ferry Road  
(Route 78)**

NO. OF UNITS: **Electronic Message Sign**

GROSS  
ACREAGE: **7.03 +/-**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes ☐ No ☒
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Municipal Growth & annexation Area**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.



- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **The proposed Conditional Use is within the Growth and Annexation area of the Town of Laurel.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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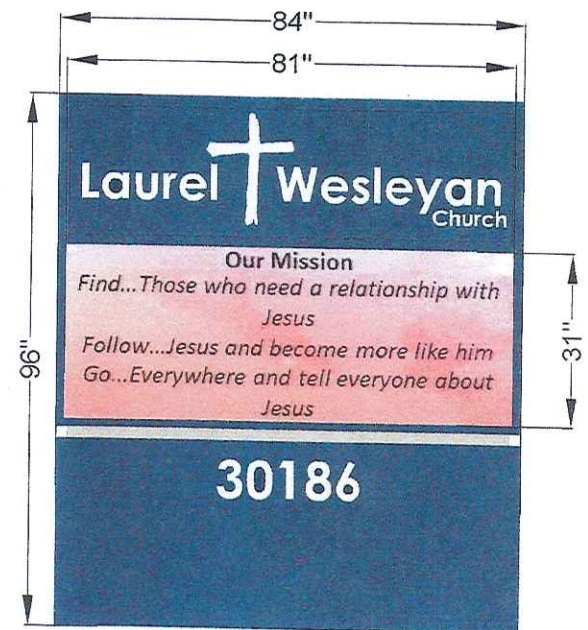
John J. Ashman  
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
No Permit Tech Assigned









DESCRIPTION: Laurel Wesleyan Church

DATE: 4/20/21

DESIGN BY: JY

APPROVED BY:

ALL DESIGNS PROPERTY OF:

**Kent**  
**SIGNS**



LAUREL WESLEYAN CHURCH

SEASON OF LENT  
40 DAYS  
OF REFLECTION  
PRAYER & FASTING

WWW.LAURELWESLEYAN.ORG

Sunday Services  
9:00 am  
10:45 am